

Guiding Principles for the Rolling Hills/Southside Redevelopment Strategy

The Rolling Hills/Southside Redevelopment project is guided by a set of core principles related to process and substance. The principles, in turn, inform and guide the public planning process and ultimately the implementation of the redevelopment plan. The following principles relate to the public planning process:

1. The City of Durham, the resident leadership of the Rolling Hills/Southside, McCormack Baron Salazar, Struever Bros., and Urban Strategies, Inc. (collectively identified as “the Revitalization Team” for the purpose of this document) agree to a full partnership for all phases of this initiative including planning, defining boundaries, replacement and development, management, agenda setting and decision making. We may not always agree, but will work together to come up with what is best for the community.
2. The Revitalization Team agrees to develop a right to return plan for families displaced from the Rolling Hills/Southside site.
3. The Revitalization Team will define all critical terms and elements of the redevelopment, to include unit mix, housing types, boundaries, tenure, income mix/affordability and any and all other terms used in this process.
4. The Revitalization Team will work together on the preservation of existing subsidies and expand affordable and mixed income housing as part of the initiative. Further, the Revitalization Team agrees to work together to identify and secure all resources as necessary to carry out the initiative.
5. The Revitalization Team will develop and implement strategies to achieve “real” economic opportunities for residents, especially through job training and development, asset building, career development, entrepreneurship, homeownership, etc., for future and current residents.
6. The Revitalization Team will strive to include high quality education and human services opportunities for adults and children.
7. The Revitalization Team agrees to preserve and enhance the historic heritage of the community.
8. The Revitalization Team will develop strategies to provide a balance of mixed uses- residential, commercial, recreational and civic facilities.

The parties that comprise the Revitalization Team recognize the skills each brings to this team effort and thereby agree to complete the obligations outlined in this document.